Fact Sheet, April 2011

Corrective Measures Study and Statement of Basis Former Hughes Aircraft Company – Electron Dynamics Division Facility (AKA Boeing Satellite Systems)

Department of Toxic Substances Control

The Mission of the Department of Toxic Substances Control is to provide the highest level of safety, and to protect public health and the environment from toxic harm.

The Department of Toxic Substances Control (DTSC) announces the availability of the Corrective Measures Study (CMS) and draft Statement of Basis for the former Hughes Aircraft Company, Electron Dynamics Division Facility, located at 3100 Lomita Boulevard, Torrance, California (site). The documents describe the proposed plan to cleanup contamination on the property.

At this time, DTSC invites comment on the proposed cleanup activities for the north parcel of the site (see map on page 4). The remedy for the south parcel of the site was selected in 2009 and has been implemented.

This Fact Sheet provides a brief summary of:

- Why is Corrective Action Necessary
- History and Operations at the Site
- Environmental Investigations
- What are Volatile Organic Compounds
- Proposed Remedy for Soils
- Proposed Remedy for Groundwater
- Where to Find the Documents
- Who to Contact for Information

PUBLIC COMMENT PERIOD

April 4, 2011 to May 6, 2011

The cleanup plan and other related project documents are available at the locations listed on page 3. DTSC will review and consider all comments received prior to making a final decision on the proposed remedies for the site. Please submit written comments via e-mail; or in the enclosed postage-paid envelope, by **May 6, 2011**, to:

Ms. Yvette LaDuke
DTSC Public Participation Specialist
9211 Oakdale Avenue
Chatsworth, California 91311

Email: yladuke@dtsc.ca.gov

At this time, no public meeting has been scheduled. However, if sufficient interest is received, DTSC will consider holding a public meeting. To request a public meeting, please contact any of the DTSC staff listed on page 4.

State of California

California Environmental Protection Agency

Why is Corrective Action Necessary

A release of hazardous waste occurred at the site prior to 1983 which resulted in the contamination of soil, soil gas, and groundwater.

Results of a human health risk assessment indicate that there is currently no potential for people to be exposed to the contaminants; however, in order to ensure that exposure does not occur in the future, DTSC directed that a cleanup plan be developed.

Once approved, DTSC will oversee the implementation of the plan to ensure that the site is cleaned up responsibly, and in a manner that does not cause harm to people or the environment.

History and Operations at Site

Prior to 1967, the site was undeveloped and used for agriculture. The site was acquired by the Hughes Aircraft Company (Hughes) and later developed for aerospace research, design and manufacturing. The site continues to be used for these purposes and general office space.

During Hughes operations, six waste management units, including two underground storage tanks (USTs), were present. The former USTs, waste management units, and all historic site facility operations were conducted within the north parcel of the site where the existing buildings are located. The south parcel of the site has been used as a parking lot.

The Boeing Company purchased the Hughes Facility in 2000. The operations in buildings B230, B232, B233, and B234 were sold to L3 Communications, Inc. in 2005. The entire property was sold to RREEF America REIT III Corporation (RREEF) in October 2006.

Environmental Investigations

Environmental investigations have been on-going at the property since 1983 when the two USTs were removed under the oversight of the Regional Water Quality Control Board. Former UST Tank 1 was the primary source of contaminants released at the site.

In 1994, DTSC approved the closure of four of the six waste management units including a barrel storage yard, a vaulted solvent storage tank, and two former container storage areas. The two USTs have not been formally closed.

Between 1995 and 2007, additional site characterization was completed. These activities were documented in a site characterization report completed in 2007.

In 2007, an interim measure soil vapor extraction (SVE) system was installed at the site. This system was initially installed as a pilot test to determine if the SVE technology could successfully control the accumulation of vapors below the ground surface and reduce the potential for vapors to enter into the buildings.

What are Volatile Organic Compounds

The primary contaminants of concern at the former Hughes facility are volatile organic compounds (VOCs). VOCs are chemicals that readily evaporate including solvents that are used during industrial and manufacturing processes for degreasing metal parts, and in the dry cleaning industry. The specific solvents found at this site include tetrachloroethene (PCE) and trichloroethene (TCE).

Proposed Remedy for Soil

The proposed remedy for soil is a land use restriction, termed a Land Use Covenant (LUC), and Soil Vapor Extraction (SVE).

The LUC will limit future use of the site to commercial and/or industrial operations. The LUC will include a soil management plan for activities that require digging into the soil.

The Interim Measure SVE system has proved effective and will be further expanded to act as part of the final remedy for the site. The SVE system will operate until the levels of VOCs in soil beneath the ground surface meet the cleanup goals documented in the CMS Report.

The soil vapor removed by the SVE system will be treated on-site using granular activated carbon and discharged as clean vapor into the atmosphere. The discharge of treated soil vapor will require a permit and authorization from the South Coast Air Quality Management District.

Proposed Remedy for Groundwater

The proposed remedy for groundwater is extraction and treatment, and monitored natural attenuation.

Groundwater will be pumped from three on-site wells and one off-site well. The groundwater extraction well network is located beneath the ground surface and will not impact site activities. The well network will be connected to an on-site treatment system. This system is designed to contain the groundwater plume on-site and pull-in portions of the plume that have migrated off-site.

The groundwater will be treated for VOCs using granular activated carbon. According to the proposed plan, some of the treated water will be discharged to the sanitary sewer; the remainder will be re-injected into the aquifer. The discharge of treated water will require permits and authorization from the Los Angeles County Sanitation District and the Regional Water Quality Control Board.

Natural attenuation is an event that occurs over time through biodegradation, decay, and other natural processes that destroy or reduce the mass, volume, and toxicity of contaminants.

The proposed remedies will be continuously monitored to ensure that they are achieving the proposed cleanup goals identified in the CMS. If these remedies are not performing as required, a contingency plan for more aggressive treatment measures is provided in the CMS.

Finally, the LUC to be recorded for the site will prohibit activities requiring contact with groundwater without DTSC approval.

California Environmental Quality Act

In compliance with the California Environmental Quality Act (CEQA), DTSC completed an Initial Study to determine the impacts of this project on the environment. Based on the findings of this study, a Draft Negative Declaration was prepared.

The Draft Negative Declaration states that DTSC finds that the implementation of the proposed corrective action remedies will not have a significant negative impact on the environment. The Draft Negative Declaration is available for public review and comment.

Where to Find the Documents

The CMS Report, draft Statement of Basis, CEQA Initial Study, and draft CEQA Negative Declaration are available for review at the following locations:

Torrance Public Library
3301 Torrance Boulevard
Torrance, California 90503
Phone: (310) 618-5959
Hours: Monday – Thursday 10:00 am – 9:00 pm
Friday 10:00 am – 6:00 pm
Saturday 10:00 am – 5:30 pm

Department of Toxic Substances Control
Sacramento Regional Office
8800 Cal Center Drive
Sacramento, California 95826
Phone (916) 255-3779 for an appointment

Documents are also available online at
www.envirostor.dtsc.ca.gov/public

→ Type "Torrance" in the City entry field
→ On the "Boeing Satellite Systems" line, click on "[Report]" to retrieve the Former Hughes webpage
→ On the Summary Page, click on the "Activities" tab above the Site Information Section. This will show the on-going and completed activities for the Site.
→ Click on "[View Docs]" to the left of any line to retrieve that document.

A computer is available in the DTSC file room for your use.

Who to Contact for Information

If you have any questions about the project or cleanup activities, please contact:

Mr. Ryan Batty
DTSC Project Manager
Phone: (916) 255-6424
Email: rbatty@dtsc.ca.gov

Ms. Yvette LaDuke
DTSC Public Participation Specialist
Phone: 1-866-495-5651, press 3, then press 2
Email: yladuke@dtsc.ca.gov

Media Inquiries:
Jeanne Garcia
DTSC Public Information Officer
Phone: (818) 717-6573
Email: jgarcia1@dtsc.ca.gov

Notice to Hearing-Impaired Individuals

You can obtain additional information about the site by using the California State Relay Service at 1 (888) 877-5378 (TDD). Ask them to contact Yvette LaDuke at (818) 717-6569 regarding the Boeing property.

All documents made available to the public by DTSC can be accessed in alternate formats (i.e. Braille, large print, etc.) or in another language, as appropriate, in accordance with State and Federal law. Please contact Yvette LaDuke at the phone number or email address listed for assistance.